



Wednesday, October 19, 2016
Minutes of the Regular Meeting of the
Joint City Council/Redevelopment Successor Agency

CALL TO ORDER

A Regular Meeting of the South Pasadena Joint City Council/Redevelopment Successor Agency was called to order by Mayor Mahmud on Wednesday, October 19, 2016, at 7:30 p.m., in the Amedee O. "Dick" Richards, Jr., Council Chamber, located at 1424 Mission Street, South Pasadena, California.

ROLL CALL

Present: Councilmembers/Redevelopment Successor Agency Members Joe, Khubesrian, and Schneider; Mayor Pro Tem/Agency Vice Chair Cacciotti; and Mayor/Agency Chair Mahmud.

Absent: None.

City Staff

Present: Sergio Gonzalez, City Manager/Agency Executive Director; Teresa L. Highsmith, City Attorney/Agency Counsel; Evelyn G. Zneimer, City Clerk/Agency Secretary; Anthony J. Mejia, Chief City Clerk/Chief Agency Secretary were present at Roll Call. Other staff members presented reports or responded to questions as indicated in the minutes.

INVOCATION

Councilmember Schneider gave the invocation.

PLEDGE OF ALLEGIANCE

Councilmember Schneider led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS

1. Closed Session Announcements

The Regular Closed Session of the City Council of October 19, 2016, was called to order by Mayor Mahmud at 6:30 p.m., with all Councilmembers present.

The meeting convened into Closed Session to discuss the following items as listed on the Closed Session Regular Meeting Agenda:

- A. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION, Pursuant to Government Code Section 54956.9 (d)(4):

Number of Cases: 1

- B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION, Pursuant to Government Code Section 54956.9 (d)(1):

Name of Case: City of Gardena v. Los Angeles Regional Water Quality Control Board and State Water Resources Control Board, Los Angeles County Superior Court Case No. BS156342

- C. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION, Pursuant to Government Code Section 54957.6 (d)(2):

Number of Potential Cases: 1

City Attorney Highsmith reported that the City Council provided direction to staff regarding the agendaized Closed Session Items, but did not take any reportable action.

PRESENTATIONS

2. **Presentation of a Certificate of Appreciation to Evan Davis, Outgoing Commissioner, for Volunteer Service on the South Pasadena Planning Commission**

Mayor Mahmud presented a Certificate of Appreciation to Evan Davis for his volunteer service on the South Pasadena Planning Commission. Councilmember Joe noted that Mr. Davis was well respected by his peers and his decisions were fair and thoughtful.

3. **Presentation of the Fiscal Year 2015-16 Annual Report of the Animal Commission**

Erin Fleming, Chair, representing the Animal Commission (AC), presented the Fiscal Year 2015-16 Annual Report of the AC.

4. **Presentation of the Fiscal Year 2015-16 Annual Report of the Public Safety Commission**

Janet Braun, Chair, representing the Planning Commission (PSC), presented the Fiscal Year 2015-16 Annual Report of the PSC; provided an overview of the role of Community Emergency Response Team (CERT) members during an emergency.

5. Presentation of the Fiscal Year 2015-16 Annual Report of the Public Works Commission

John Fisher, Chair, representing the Public Works Commission (PWC), presented the Fiscal Year 2015-16 Annual Report of the PWC.

COMMISSION APPOINTMENT

6. Planning Commission Appointment

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to appoint Janet Braun to the Planning Commission for a partial term ending December 31, 2017.

COMMUNICATIONS

7. Councilmembers Communications

Councilmember Khubesrian displayed photos of recently installed street pole holiday decorations; thanked the Public Works Department staff for quickly addressing resident concerns by creating a temporary pedestrian walkway on Diamond Avenue and Meridian Place; requested that consideration of providing direction to the City's representative to the Los Angeles County Sanitation District regarding the outflow sewer tunnels project be agendaized for a future City Council meeting, seconded by Mayor Mahmud.

Councilmember Schneider reported on his attendance as the City's representative at a press conference in support of Measure M and displayed photos.

Mayor Pro Tem Cacciotti noted that Councilmember Schneider and himself testified at the San Marino City Council meeting regarding the rescheduling of the 626 Golden Streets CicLAvia; stated that the San Marino City Council voted unanimously to support the holding of the 626 Golden Streets event on March 5, 2017; displayed a photo of the parking lot near the skatepark in Arroyo Park suggesting the removal of certain bollards to increase the available parking; requested that City staff repair the walkway leading to the skatepark; displayed a video of an electric lawn mower at the City's Golf Course, noting its quiet motor.

Mayor Mahmud requested that the Public Safety Commission provide the City Council with an update regarding the use of predictive policing software and to evaluate the feasibility of deploying additional police surveillance cameras, seconded by Mayor Pro Tem Cacciotti; suggested that the issue of whether Monterey Road should undergoing a road diet be evaluated as part of the General Plan Circulation Element, seconded by Councilmember Schneider; announced that she was selected to serve as an at-large representative on behalf of Los Angeles County to a Steering Committee to address drought resilience; encouraged residents to participate in the City's Halloween Spooktacular at Orange Grove Park on October 28, 2016.

8. City Manager Communications

City Manager Gonzalez invited the community to participate in the upcoming community workshops related to the Library Strategic Plan, Monterey Road Street Improvements, and Housing Rights; noted that City Hall is serving as a Vote by Mail ballot drop-off location for the Presidential Election on November 8, 2016; announced that the ribbon-cutting ceremony for the new Dog Park will be held on November 5, 2016.

9. Reordering of and Additions to the Agenda

None.

PUBLIC COMMENTS

Faith Lee, representing Assemblymember Chris Holden, provided the City Council with Assemblymember Holden's Capitol Update.

Dawn Tull, South Pasadena resident, advised that new home construction has been taking place on Oneonta Drive for two years, noting that the City is now considering permits for another two new home construction projects; asserted that the construction is negatively impacting her family's quality of life; urged the City Council to establish regulations to prohibit construction during weekends and parking of construction vehicle on Oneonta Drive.

Mayor Mahmud directed staff to evaluate possible construction restrictions for specific areas or streets, specifically referring to Ms. Tull's complaint regarding ongoing construction on Oneonta Street, seconded by Councilmember Khubesrian.

The following speakers advised that they are residents at the Amberwood Apartments, noting that their rent is proposed to be increased by 40-50% with only a sixty-day notice, creating a financial hardship and displacement of existing tenants; requested that the City Council establish rent control measures or other regulations to prevent these rent increases from taking effect.

Lee Lavoie, South Pasadena resident

Bryan Wong, South Pasadena resident

William Lavoie, South Pasadena resident

Laura Paige, South Pasadena resident

Judy Villacorte, South Pasadena resident

Asia Sanchez, South Pasadena resident

Tia Couang, South Pasadena resident

Grace Jiang, South Pasadena resident

Samantha Dorman, South Pasadena resident

Mayor Mahmud advised that a South Pasadena Unified School District Board Member has informed her that if any residents are forced to relocate mid-school year, their children would be permitted to complete the school year term; suggested that the tenants of Amberwood Apartments forward their written comments to the property owner so that he could be aware of their stories.

Councilmember Khubesrian directed staff to agendize consideration of establishing a City Council Ad Hoc Committee to study potential options related to rent stabilization, seconded by Mayor Mahmud.

Mayor Pro Tem Cacciotti requested that City Manager Gonzalez determine if the property owner of Amberwood Apartments is willing to engage in landlord/tenant mediation services and if not, to attempt to coordinate a meeting between himself, one or two Councilmembers, and the property owner.

CONSENT CALENDAR

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to approve the Consent Calendar Item Nos. 10, 11, 12, 13, 14, and 17; with Item Nos. 15 and 16 pulled for separate discussion.

10. Minutes of the City Council Meeting of October 5, 2016

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to approve the minutes of the October 5, 2016 City Council Meeting.

11. Prepaid Warrants, General City Warrants, Redevelopment Successor Agency Check Summary, and Payroll

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to approve the City of South Pasadena Prepaid Warrants Nos. 195555 through 195611 in the amount of \$829,449.03; General City Warrants Nos. 195612 through 195728 in the amount of \$1,047,453.40, and Payroll, dated October 7, 2016, in the amount of \$478,467.36.

12. Monthly Investment Reports for August 2016

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to receive and file the Monthly Investment Reports for August 2016 for the City Council, the Successor Agency to the Community Redevelopment Agency, and the Public Financing Authority.

13. Second Reading and Adoption of an Ordinance to Amend the South Pasadena Municipal Code to Prohibit Overnight Parking at City-Owned Public Parking Lots

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to read by title only, waive further reading, and adopt an ordinance entitled "An Ordinance of the City Council of the City of South Pasadena, California, amending Section 19.58 of the South Pasadena Municipal Code to prohibit overnight parking at City-owned public parking lots."

14. Second Reading and Adoption of an Ordinance to Amend the South Pasadena Municipal Code by Creating Chapter 21B Entitled "Dog Parks"

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to read by title only for first reading, waiving further reading, and adopt an ordinance entitled "An ordinance of the City Council of the City of South Pasadena, California, creating Chapter 21B of the South Pasadena Municipal Code relating to Dog Parks."

17. Discretionary Fund Request from Councilmember Schneider in the Amount of \$250 for the Purpose of South Pasadena Beautiful Initiating a Tree Planting Foundation

MOTION BY MAYOR PRO TEM CACCIOTTI, SECOND BY COUNCILMEMBER KHUBESRIAN, CARRIED 5-0, to approve a discretionary fund request by Councilmember Schneider, designating \$250, for the purpose of South Pasadena Beautiful initiating a Tree Planting Foundation.

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION

15. Approval of a Contract Amendment with Vido Samarzich, Inc. for the Fletcher Avenue Street Improvement Project

Following discussion, MOTION BY MAYOR MAHMUD, SECOND BY MAYOR PRO TEM CACCIOTTI, CARRIED 5-0, to:

1. Authorize the City Manager to execute the first amendment to the contract with Vido Samarzich, Inc., in the amount of \$120,400 to increase the scope of work for the Fletcher Avenue Street Improvement Project, as modified to include verbiage indicating that the "amount agreed upon for the scope of work is full, complete, and final compensation for all direct and indirect costs known and unknown."
2. Appropriate the amount of \$120,400 from the Water Fund Reserves to Account No. 500-9000-9300-93000 to fund additional water improvement related work.

16. Adoption of a Resolution Authorizing Submittal of a Rubberized Pavement Grant Application

In response to City Council inquiry, Public Works Director Toor advised that the proposed grant funding would offset the incremental cost to utilize rubberized pavement, but would not supplant the City's costs for the project overall.

Mayor Mahmud voiced concern regarding the possibility that the use of tire crumb within the rubberized pavement may contribute to increased zinc being detected in stormwater runoff. During the course of discussion, it was agreed that City staff will return to City Council with an analysis regarding zinc runoff into the stormwater system due to use of rubberized pavement.

MOTION BY COUNCILMEMBER KHUBESRIAN, SECOND BY MAYOR PRO TEM CACCIOTTI, CARRIED 5-0, to:

1. Adopt a resolution entitled "A Resolution of the City Council of the City of South Pasadena, California, authorizing submittal of an application for Rubberized Pavement Grant Program through CalRecycle grants."
2. Authorize the City Manager to execute all documents required to obtain the grant.

ACTION/DISCUSSION**18. Adoption of a Resolution Authorizing the Issuance and Delivery of its 2016 Water Revenue Refunding Bonds, Approving Related Documents, and Authorizing Official Actions and Execution of Documents Related Thereto**

Finance Director Batt, Public Works Director Toor, and Anna Sarabian, of Fieldman, Rolapp and Associates, narrated a PowerPoint presentation entitled "Issuance of 2016 Water Revenue Refunding Bonds" and responded to City Council inquiries.

Mayor Mahmud opened and closed the Public Comment period, there being no one desiring to speak on this item.

Following discussion, MOTION BY COUNCILMEMBER KHUBESRIAN, SECOND BY MAYOR PRO TEM CACCIOTTI, CARRIED 5-0, to:

1. Adopt a resolution entitled "A Resolution of the City Council of the City of South Pasadena, California, authorizing the issuance of its 2016 Water Revenue Refunding Bonds, approving an Indenture of Trust, a Bond Purchase Contract, an Escrow Agreement, a Continuing Disclosure Certificate and a Preliminary Official Statement; and authorizing certain other actions in connection therewith."

(City Council action continued on next page)

2. Approve an Indenture of Trust, a Bond Purchase Contract, an Escrow Agreement, a Continuing Disclosure Certificate, a Preliminary Official Statement, and a Final Official Statement, and a Bond Purchase Contract related to the 2016 Water Revenue Refunding Bonds.
3. Authorize official actions and execution of documents related thereto.

19. Approval of a Revised Concept Plan for the South Pasadena Community Center

Community Services Director Pautsch and Ron Hagan, of Integrated Consulting Group (ICG), narrated a PowerPoint presentation entitled "South Pasadena Community Center Study, Revised Conceptual Site Plan" and responded to City Council inquiries.

Mayor Mahmud suggested that the senior center patio be reoriented to be an interior courtyard, citing concerns related to traffic noise and emissions along Mission Street; pointed out that dance classes are typically well attended and questioned whether the dance studio should be larger.

In response to City Council inquiries, City Manager Gonzalez spoke on the importance to balancing specialized activity rooms versus multipurpose rooms in order to maximize the use of the available space; advised that the City will need to work with a financial consultant to explore the available public financing options and these options will be presented during the next phase of the project.

Mayor Mahmud opened and closed the Public Comment period, there being no one desiring to speak on this item.

MOTION BY COUNCILMEMBER KHUBESRIAN, SECOND BY COUNCILMEMBER JOE, CARRIED 5-0, to approve the revised Concept Plan for the South Pasadena Community Center and to exclude the development of commercial lease space within the design.

20. Provide Direction Regarding the Adoption of a Social Host Ordinance

Police Captain Neff and Police Corporal Sanchez presented the staff report and responded to City Council inquiries.

Mayor Mahmud voiced concern that the District Attorney may not pursue filing criminal charges against adults that furnish alcohol to minors due to more serious crimes needing their attention; suggested that the social host ordinance could be utilized at the discretion of the Police Department in conjunction with existing laws.

Councilmember Khubesrian noted that the City Council has the authority to adjust the proposed civil penalty to an appropriate amount to ensure that it does not unduly burden low income families on a first offense.

Mayor Mahmud opened the Public Comment period.

Kathleen O'Sullivan, South Pasadena resident, spoke on her experience in which her children consumed alcohol while attending parties in South Pasadena; spoke on the importance of holding adults accountable when furnishing alcohol to minors; suggested that an awareness program be implemented to inform minors and their parents of the social host ordinance.

Claudia Morales, representing Day One, urged the City Council to adopt the proposed social host ordinance; spoke on the number of minors that reportedly drank alcohol, noting the importance of prevention and awareness.

Nancy Verdin, Healthy South Pasadena Coalition, voiced support for the proposed social host ordinance, noting that it would serve as an additional safeguard for underage drinking.

There being no others desiring to speak on this item, Mayor Mahmud closed the Public Comment period.

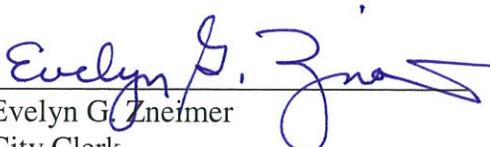
City Attorney Highsmith advised that the social host ordinance would be a civil penalty and that the City could establish an administrative appeal process utilizing a hearing officer.

In response to City Council inquiries, Police Corporal Sanchez explained that the City of Huntington Beach and Ventura County may have enacted a social host ordinance due to a high volume of calls; noted that South Pasadena has relatively few calls for service related to underage drinking at parties.

By consensus, the City Council agreed that the City Council/SPUSD Ad Hoc Committee will discuss the issue of a social host ordinance, and if desired, outreach will be engaged with the High School PTA and parents for a future City Council meeting.

ADJOURNMENT

Mayor Mahmud adjourned the Joint City Council/Redevelopment Successor Agency meeting at 9:45 p.m.


Evelyn G. Zneimer
City Clerk


Diana Mahmud
Mayor

Minutes approved by the South Pasadena City Council on November 16, 2016.